

## TOWN AND COUNTRY PLANNING DEPARTMENT

The 26th October, 1983

No. 3591-2TCP-83.—In exercise of the powers conferred by sub-section (4) of section 5 of the Punjab Scheduled Roads and Controlled Areas Restriction of Unregulated Development Act, 1963, the Governor of Haryana is pleased to publish the revised Integrated Draft Development Plan for the Controlled Areas, Panipat, declared,—*vide* notification No. 10165-VDP-71/3834, dated 10th September, 1971 and additional controlled Area, Part-II and III, declared,—*vide* notification No. 10-DP-82/3163, dated 23rd February, 1982, published in Haryana Government Gazette, dated September 21, 1971 and April 27, 1982, respectively, alongwith the restrictions and conditions proposed to be made applicable to it (given in annexure 'A&B') for the Development plan approved under sub-section (3) of the said section for information of all persons likely to be affected thereby.

2. The republication of the revised Draft Development Plan has been necessitated due to faster rate of growth of population (5.7% per annum) experienced by the town during the decade 1971—81, than the rate of growth (4% per annum) assumed in the Draft Development Plan published earlier,—*vide* notification No. 1274-2TCP-78, dated 16th February, 1978. Secondly, the Government anticipates that few significant public and private sector projects will be set up around the town in the near future, and induce a faster economic and demographic growth in Panipat. Hence, it has been assumed that due to the enormous potential growth and strong economic base, the town will grow much more in size and dimensions than had been anticipated in the Draft Development Plan published in the year 1978.

3. Notice is hereby given that the Draft of the plan shall be taken into consideration by the Government on or after the expiry of thirty days from the date of publication of this notification in the official Gazette together with any objection or suggestion which may be received by the Director, Town and Country Planning, Haryana, Sector 18, Chandigarh, from any person in writing in respect of such plan before the expiry of the period so specified.

## DRAWING ATTACHED

1. Existing Land Use Plan .. Drg. No. DTP (K) 448/82, dated 28th June, 1982
2. Draft Development Plan .. Drg. No. DTP (K) 449/82, dated 28th June, 1982.

## ANNEXURE 'A'

Explanatory Note on the Draft Development Plan for the Controlled Area at Panipat.

## 1. INTRODUCTION

The existing town of Panipat is situated on the National Highway No. 1 [(Delhi-Ambala-Amritsar G.T. Road) at a distance of about 85 Kms. from Delhi towards its north and 34 Kms. towards south from Karnal. Panipat is one of the sub-divisional Headquarters in Karnal District and is the point of convergence of roads from Delhi, Gohana, Karnal, Assandh and Kairana in Uttar Pradesh apart from being a railway junction.

Panipat is famous for its wool market and manufacturing industries. In the recent past it has attracted handloom industries in large numbers and has become a big centre of handloom products in the country. The handloom industry has given a big boost to the economy of the town. Annual production of handloom products is around Rs. 10 crores. Woollen industries manufacture blankets, shawls, lohies and other woollen goods worth about Rs. ten crores annually. Roughly 50% requirements of the military are met by Panipat industry, while its sophisticated stuff finds a permanent place in the international market. Woollen carpets made in Panipat are much in demand in European and United States Markets.

The co-operative sugar mill at Panipat consumes the sugarcane grown within a radius of fifteen miles. The Distillery at sugar mill is also known in the market for its fine products. A big fertiliser project with Japanese Collaboration, on the out skirts of the town at an investment of Rs. 250 crores has been set up at Panipat and gives out 1500 tonnes of Urea per day. A Thermal Power Station producing 220 M.W. of electricity is also functioning at Panipat. Recently a grass root refinery site has been selected on the out skirts of the town near Beholi Village. This prestigious project of National importance is likely to further boost the economy and size of the town.

The town is growing both in size as well as in population. Its population was 38,000 in 1941, and due to large scale in migration of displaced persons at the time of partition of the country in 1947, it rose to 55,000 in 1951. The population was 67,000 in 1961, and in 1971 it rose to 88,000 giving 31.3 per cent as decennial increase. In 1981, the population risen to 1,38,000 (provisional census figures).

Panipat is one of the eight 'Priority towns' recognised in the Regional Plan of the National Capital Region and recommended to be developed suitably. In the Regional plan it is proposed to link this town to Delhi by Express way as well as double railway track duly electrified.

As mentioned earlier, the population of Panipat was 67,000 and 88,000 in 1961 and 1971, indicating a decennial population growth of approximately 31.3 per cent. During the decade 1971-81, the decennial population growth was 56.8%. Assuming the rate of growth as 8% per annum including in migration and induced growth factor for the next decade i.e. upto 1991 A. D. the population estimate comes to approximately 2.5 lacs.

Panipat, being one of the towns to be developed on priority as per recommendation of Regional Plan of the National Capital Region and also due to anticipated induced growth to arrest migration to Delhi, an *ad hoc* figure of 5 lac population has been proposed for the Development Plan period i.e. upto the year 2001 A.D.

## 2. EXISTING LAND USES

The existing old town of Panipat is situated to the east of G. T. Road on an elevated tract of land which once upon a time was a fortified town. Now the wall is absent and only few gates exist at site. The features of historical importance of the town are Lodhi Tomb, Devi Mandir and Tomb of saint Qualander. River Yamuna flows at a distance of about 16 K. mt. from the town, to its east. The Delhi-Ambala railway line runs parallel to the G.T. Road and divides the town in two parts. In the west across the railway line, the Model Town and the Industrial Area are the new areas, developed after the partition of the country. Further on west lies the western Yamuna-canal, Delhi-parallel Branch canal and the agricultural tract of land through which two roads, one connecting the town to Gohana and the other to Assandh and a railway line connecting Jind with the town are running. Another railway line constructed recently between Gohana and Rohtak connects this town with Gohana and Rohtak.

The wholesale grain market named Gaushala Mandi and Gandhi Mandi are situated on G.T. Road towards Delhi. A temporary wholesale fruit and vegetable market is situated on Sanauli Road, whereas a new vegetable market with modern amenities has already been constructed by the Improvement Trust, Panipat, on the same road to meet with the present and future needs of the town. A new grain market with world bank assistance stands proposed in an area of 104 acres on G.T. Road.

Recently Hali park, a recreational complex named after the famous Urdu poet Khawaja Altaf Hussain 'Hali' stands developed on an area of 11.6 hectares near the Industrial area. This complex consists of a children park, a rose garden, fountain stream and a lake with boating and fishing facilities which provide recreation for the inhabitants of the town as well as for the tourists. Besides this, a stadium is also under construction in an area of 2.8 hectares approximately in the Model Town. A tourist complex in an area of 2 hectares has been constructed by the Tourism Department in an open triangular tract on G.T. Road towards the north of Civil Hospital.

A big building named 'Red Cross Bhawan' has been constructed recently and a 3-storeyed Super-Bazar-cum-Municipal Office is under construction on G.T. Road on the premises of old Civil Hospital and E.S.I. Hospital is situated on G.T. Road near Bus Stand.

The National Fertiliser plant has been constructed in an area of 180 hectares approx. towards west of Delhi railway line and south of Gohana Road.

Panipat Thermal plant has also been constructed on Assandh Road. It is one of the biggest Thermal Plants of the Country. It generates 220 M.W. of electricity daily. In addition, Panipat is the main distribution centre of electricity produced at Bhakra Nangal Project. Hence the town can attract more projects of National importance in future too.

The Haryana Urban Development Authority has acquired 100 hectares of land for residential and industrial purposes. The development works are to be started shortly. A well planned Transport Nagar on G.T. Road is a redeeming feature, which will ease the traffic congestion in the town. The Haryana Urban Development Authority has further plans to acquire about 295 hectares of land for future development of the town. Besides this, the Haryana Urban Development Authority has a programme of land acquisition and development on a large scale for next few years in this town.

The area outside the municipal limits is predominantly agricultural and the terrain is fairly level. However, there is haphazard linear growth of industries along major roads and more particularly along the G.T. Road.

In order to channelise the development in a planned manner and to control the sprawling haphazard piecemeal growth, the Government declared an area around municipal limits of the town in the 1971 as Controlled Area and sizeable additional controlled areas Part II and III, under section 4 (1) (a) of the Punjab Scheduled Roads and Controlled Areas Restriction of Unregulated Development Act, 1965,—vide notifications Nos. 10165-V-DP-71/3834, dated the 10th September, 1971 and 10-DP82/3163, dated 23rd February, 1982 published in the *Haryana Government Gazette* on 21st September, 1971 and 27th April, 1982, respectively and the Integrated Draft Development Plan has been prepared accordingly. The land use proposals shown in the development plan cover the controlled area and additional controlled area Parts-II and III. The proposals within the municipal limits have been shown for integrated and co-ordinated development of the town.

### PROPOSALS

The municipal limits (1971) of the town cover an area of about 1,056 hectares. The planning within the existing town is conspicuously absent, except a residential colony named Model Town, a Housing Colony constructed by the Housing Board, Haryana near the Devi Mandi, a few pockets developed under town planning schemes and an industrial area situated on the west of G.T. Road across the railway lines. The existing town, since, is a great health hazard on account of over congestion it is viewed that it requires to be decongested and existing vacant pockets large and small, within the municipal limits need to be developed to take care of the decongestion.

The Haryana Urban Development Authority has already acquired 100 hectares of land on G.T. Road and Sanauli Road for development of residential and industrial Urban Estates. The Authority further contemplates to acquire more land for planned development of the town.

It is estimated that a population of about 1.50 lacs would be adjusted within municipal limits and the remaining 3.50 lacs would be taken care of in the area proposed for the Draft Development Plan. In the preparation of Draft Development Plan an effort has been made for integrating the proposed development with the existing town.

Since the town is situated on both sides of G.T. Road which generates pretty high criss-cross traffic on it the roads system has been so proposed that the eastern bye-pass along with regional road can serve as a through road, in order to facilitate through traffic without entering the town. The central road of the town (V-2) has been proposed long existing 132 K. V. Line and on this road two sectors, namely, sectors-15 and 16 have been reserved for the central facilities of the town viz "Town Centre (including Town Park)" and "Public and Semi-Public Use". Keeping in view the prevailing wind direction the area for industrial use has been proposed towards south duly separated by sufficiently wide green buffer from the residential area.

A regional road (V-I) has been proposed to link Gohana Road with the proposed Bye-Pass to meet the future transport requirements of the region. The provision of major land use for Development Plan of the Controlled Area with their description are given as under:—

### 'PROPOSED LAND USES WITHIN CONTROLLED AREA'

Extent of Major Land uses		Area in Hectares
1.	Residential	1,880.00
2.	Commercial	
	(i) Retail Trade and City Centre 144.00	} 260.00
	(ii) Warehouse and storage 116.00	
3.	Industrial	
	(i) Light Industry 705.00	} 1,105.00
	(ii) Heavy Industry 400.00	

Extent of Major Land uses	Area in Hects	
4. Transport and Communications—		
(i) Land belonging to railway Roads/Road transport depots and parking Areas		388.00
5. Public Utilities—		
(i) Drainage and Sanitary installations including disposal works	25.00	} 675.00
(ii) Electric power plants sub-stations	650.00	
6. Public and Semi Public Uses—		
(i) Government Administrative centres/District Offices	22.00	} 44.00
(ii) Educational and Cultural institutions	22.00	
7. Open Spaces—		
(i) Green belts		450.00
Total area proposed to be developed within the controlled area		4,802.00
Total area within Municipal Limits (1971)		1,050.00
Total proposed area for integrated development		5,858.00

#### 4. DESCRIPTION OF LAND USES

In the preparation of the Development Plan an average density of approximately 100 persons per hectare has been envisaged.

4.1. *Residential*.—The residential area of about 1,880.00 hectares has been proposed which covers nearly 17 full sectors and a few part sectors along the municipal limits. This will accommodate a population of 3.50 lacs. The undeveloped land within municipal limits will take care of decongestion of the existing town, which is very thickly populated like any other old town. The sector density has been kept varying between 150 to 300 persons per hectare depending upon the location of the sector and the type of development pouring into the town.

4.2. *Commercial*.—At present the commercial area is mainly concentrated along main roads within the old town and along G.T. Road and there is no organised centre of commercial activity within the town. In order to meet the future commercial needs of the town and other recreational-cum-civic facilities an area of 133.00 hectares has been proposed in the development plan. A 60-metre wide commercial strip has been proposed in sectors 24, 14 and 9 for commercial show rooms. Besides this an area of 116.00 hectares has been proposed for warehousing and storage in sector 26. With this, the total commercial area comes out to be 260.00 hectares.

Keeping in view the change in size of the proposed town and to cater for the future population two district centres have been proposed in the plan.

**4.3 Industrial.**—Panipat occupies a prominent place on the industrial map of the State where majority of population is engaged in handloom industry. Being one of the industrial town within the National Capital Region, with good transportation linkages, it has great potential for development.

Due to increasing industrialization, it can be anticipated that the percentage of industrial workers would be 40 per cent of the total workers by 2001 A.D. The total industrial working force, therefore, comes to 75,000 workers by the year 2001. The area proposed for industrial use covers about 1,200 hectares (at a density of 60-workers per hectare including the area within municipal limits).

The Industrial Zone has been divided into two sub-heads, namely (i) Light Industry and (ii) Heavy Industry. The area earmarked for each use comes to approx. 705 hectares and 400.00 hectares respectively.

The heavy industrial belt has been proposed on the southern side of the town, near the existing village (Diwana) railway station, from which siding facilities, if required can be extended to the proposed industrial area.

A 60-metre wide green strip has been proposed along north side of proposed V-3 road passing between the industrial zone and residential zone. Another strip of same width has been proposed on northern side of Jatol road. The two green strips shall act as buffer in between the residential and Industrial zone.

**4.4. Transport and Communications.**—There is a sufficient existing provision of such facilities within the town which can cater to the needs of present population suitably. As regards to the future needs, necessary provisions of such facilities shall be made within the proposed sectors as per the requirements from time to time.

#### ROAD SYSTEM

An efficient circulation system between various parts of Urban Area and its linkage with surrounding area is the prime need for proper functioning of the city. Panipat suffers from many circulation problems, congestion, inter mixing of through and local traffic, besides poor road geometries.

The National Highway No. II (G.T. Road) Passes through the town dividing it into two parts. This has created traffic problems for through and local traffic. To solve the existing and anticipated traffic problems like traffic in future, a specific road net work as shown on the plan has been evolved.

The proposed road system is a combination of grid iron and spider web-pattern. The hierarchy of the roads (shown on the map of Development Plan) and their land reservation is given at under: —

- |  |                   |
|--|-------------------|
| (i) V-I Bye-pass/Regional Road           | .. 64 meters.     |
| (ii) V-2 Major Roads                     | .. 45 meters      |
| (iii) V-3 Sector roads                   | .. 30 meters      |
| (iv) V-I(a) Existing Roads               | .. Existing width |
| (v) V-I (a) Barsat Road and Sanauli Road | .. 64 meters.     |

Width and alignment of other roads shall be as per detailed sector plans. A regional road bye-pass V-I has been proposed towards south of National Fertilizer Plant which will form a part of outer grid recommended to be developed to the standard of National Highway as envisaged in the regional plan of National Capital Region for bye-passing through traffic without entering the town, and will link Gohana Road with the proposed bye-pass.

**4.5. Public Utilities.**—An area of 675 hectares has been proposed under this use, out of this 650 hectares has been earmarked for Beas Project and Panipat Thermal Plant. The erection of buildings within this use shall however be governed by the relevant provisions of the act and Rules framed thereunder.

The remaining area of 25.00 hectares has been proposed for sewerage disposal works within the agricultural zone. (Apart from this, a site of 350 hectares has also been earmarked in the development Plan for disposal).

**4.6. Public and Semi Public use:—**(i) Government Administrative Centers/Officers.—Panipat being the Sub-Divisional Headquarters of Karnal District has a number of Government and Semi Government Offices, which are at present scattered through out the city. Assuming the total workers in this category to be 3 per cent out of the total population, with a density of 620 workers per hectare, the area required for Government Offices comes to approx. 22 hectares. Therefore, an area of 22.00 hectares has been proposed in sector 16 and 17.

(ii) Educational and cultural.—Panipat at present has three degree colleges which are already short of required space. Assuming 2 per cent of the total population as college going population by the year 2001, it is estimated that this town would need, five more colleges upto the plan period. In addition to area reserved within municipal limits an additional area of approx 22.00 hectares has been proposed, for institutional zone. However a few colleges will be provided in the proposed residential sectors to meet with the educational requirements of inhabitants.

**4.7 Open Spaces-Green Belts:—**The green belts of varying widths, depending upon the hierarchical order of roads have been provided on either side of the road reservations within the urbanisable area as shown on the Development plan, with the basic idea to facilitate unhindered flow of traffic and bettered environmental condisions.

However, along the scheduled roads in the agricultural zone, the proposed green belts will be governed under section-3 of the Punjab Scheduled Roads and Controlled Areas (Restriction of Unregulated Development) Act, 1963.

**Agricultural Zone.—**The remaining area surrounding the urbanisation proposals is proposed to be preserved as an agricultural zone. An agricultural zone, however, would not eliminate the essential building zone development within this area such as extension of existing villages contiguous to Abadi Deht if undertaken as a project approved or sponsored by the Government in addition to the ancillary facilities necessary for the maintenance and improvement of agricultural zone as such.

## 5. ZONING REGULATIONS

The legal sanctity to the proposals regarding land use is being given effect to, by a set of zoning Regulations which forms part of this Development Plan. Regulations will govern the change of land use and standards of development. They also detail out allied and ancillary uses which will be permitted within the various major land uses and stipulate that change of land use and all development shall be in accordance with the details shown in the sector plans thereby ensuring the preparation of detailed sector plans for each sector, to guide the development and to enforce proper control.

### ANNEXURE 'D'

#### ZONING REGULATIONS GOVERNING LAND USES AND DEVELOPMENT OF LAND IN THE CONTROLLED AREA, PANIPAT AS SHOWN IN DRAWING NO. D.T.P. (K) 449/82, dated 28TH JUNE, 1982

**I. General.—**(1) These regulations forming part of the Draft Development Plan for the Controlled Area around Panipat shall be called Zoning Regulations of the Development Plan for Panipat Controlled Area.

(2) The requirements of these regulations, shall extend to the whole of the area covered by the Development Plan and shall be in addition to the requirements of the Punjab Scheduled Roads and Controlled Areas (Restriction of Unregulated Development) Act, 1963 and the Rules framed thereunder.—

#### II. Definitions.—In these regulations—

- (a) "Approved" means approved under the rules.
- (b) "Building Rules" means rules contained in Part VII of the rules 1965 as amended up-to-date.
- (c) "Drawing" means Drawing No. D.T.P.(K)449/82, dated 28th June, 1982.
- (d) "Floor Area" Ratio (F.A.R.) means the ratio expressed in percentage between the total floor area of the building on all floors and the total area of the site.
- (e) "Group Housing," means housing in blocks without division into streets and independent plots with necessary open spaces and sites for community facilities.

- (f) "Local Services Industry" means an industry, the manufacture and produce of which is generally consumed within the local area, for example bakeries, ice-cream manufacturing, aerated water, atta chakkies with power, laundry, dry cleaning and dyeing, repair and service of automobile scooters and cycles, repair of household utensils, shoe-making, repairing and fuel depots etc.
- (g) "Light Industry" means industry not likely to cause injurious or obnoxious noise, smoke, gas fumes, odour, dust, effluent and any other nuisance to an excessive degree and motivated by electric power.
- (h) "Heavy Industry" means an industry to be set up in the public or semi-public or private sector with the permission of the Government if the cost of machinery is more than one crore rupees.
- (i) "Material Date" means 21st September, 1971 and 27th April, 1982 on which dates the land within the controlled area and additional controlled area Part-II and III was notified,—vide Haryana Government Gazette notification No. 10165-VDP-71/3834, dated 10th September, 1971 and notification No. 10DP-82/3168, dated 23rd February, 1982 appearing in the Haryana Government Gazette of 21st September, 1971 and 27th April, 1982, respectively.
- (j) "Non Conforming Use" is in respect of any land or building in controlled area means the existing use of such land or building which is contrary to the major use specified for that part of the area in the Development Plan.
- (k) "Public Utility Building" means building required for running of public utility services such as water supply, drainage, electricity, post and telegraph, transport and for any other municipal services including a fire station.
- (l) "Rules" means Punjab Scheduled Roads and Controlled Areas (Restriction of Unregulated Development) Rules, 1965 with amendments, if any.
- (m) "Sector Density" and "Colony Density" shall mean the number of persons per hectare in "Sector Area" or "Colony Area" as the case may be.

**Explanation.**—(i) In this definition the "sector area" or "Colony Area" shall mean the areas of the sector or of the colony as bounded with the major road system shown on the drawing in the case of sector and on the approved layout plan of the colony in the case of a colony excluding land under the major road system and the area unfit for building development within the sector or the colony as the case may be.

- (ii) For the purpose of calculation of sector density it shall be assumed that at least 50 per cent of the sector area or colony area will be available for residential plots including the area under group housing and that every building plot shall on the average contain two dwelling units each with a population of 4.5 persons per dwelling unit or 9 persons per building plot. In the case of shop-cum-residential plots, however, one family unit shall be assumed.
- (n) "Site coverage" means the ratio expressed in percentage between the area covered by the ground floor of a building and the area of the site.
- (m) The term "Act", "Colony", "Colonizer", "Development Plan", "Sector", "Sector Plan" shall have the same meaning as assigned to them in the Punjab Scheduled Roads and Controlled Areas (Restriction of Unregulated Development) Act, 1963.

### III. MAJOR LAND USES/ZONES

For purposes of these regulations the various part of the controlled area, indicated on the drawing shall be reserved for the following major land uses and to be designated as such:—

	Main Code
(i) Residential Zone	100
(ii) Commercial Zone	200
(iii) Industrial Zone	300
(iv) Public and Semi-Public Zone	600
(v) Public Utilities	500
(vi) Transport and Communications	400
(vii) Open Spaces	700
(viii) Agricultural Land	800

#### IV. DIVISION INTO SECTORS

Major land uses mentioned at serial No. (i) to (iv) in regulation III above which uses for building purposes have been divided into sectors shown on the plan. Main ancillary and allied uses which subject to other requirements of these regulation and of the rules, may be permitted in the respective major land use zones are listed in Appendix 'A', sub-joined to these regulations.

#### V. SECTOR NOT RIPE FOR DEVELOPMENT

Notwithstanding the reservation of various sectors for respective land uses for building purposes, the Director, may not permit any change in their land use or allow construction of building thereon from considerations or compact and economical development of the Controlled area till such time, as availability of water-supply, drainage arrangement and other facilities for these sectors are ensured to his satisfaction.

#### VI. SECTORS TO BE DEVELOPED EXCLUSIVELY THROUGH GOVERNMENT ENTERPRISE ETC.

- (i) Change of land use and development in sectors meant for Town centre and public, semi-public use shall be taken exclusively through the Government or a Government undertaking or a public authority approved by the Government in this behalf and no permission shall be given for development of any colony within these sectors.
- (ii) Notwithstanding the provision of clause (1) above the Government may reserve at any time any other sector for development exclusively by it or by the agencies are mentioned above.

#### VII. LAND RESERVATION FOR MAJOR ROADS

1. Land reservation for major roads shall be as under:—

- (i) Major roads indicated as V-I ..On Drawing ..64 metres
- (ii) Major roads marked as V-I,a ..On Drawing ..Existing width.
- (iii) Major roads marked as V-2 ..On Drawing ..45 metres.
- (iv) Major roads marked as V-3 ..On Drawing ..30 metres,
- (v) Barsat Road & Sanauli Road marked as V-I,a ..On Drawing ..64 metres.

2. Width and alignment of other roads shall be as per sector plans or as per approved layout plans of colonies.

#### BUILDING RESTRICTIONS

#### VIII. THE DEVELOPMENT TO CONFORM TO SECTOR PLAN AND ZONING PLAN

Except as provided in Regulation IX, no land within a major land use shall be allowed to be used and developed for building purposes unless the proposed use and development is according to the details indicated in the sector plan in which the land is situated.

#### IX. INDUSTRIAL NON-CONFORMING USE

With regard to the existing industries shown in zones other than industrial zones in the Development Plan, such industrial non-conforming uses may be allowed to continue for a fixed period to be determined by the "Director" but not exceeding 10 years, provided that the owner of the industry concerned:—

- (a) undertakes to pay to the "Director" as determined by him the proportionate charges toward the external development of his site as and when called upon by the Director to do so in this behalf; and
- (b) during the interim period makes satisfactory arrangement for the discharge of effluent to the satisfaction of the Director.

2. No further expansion shall be allowed within the area of non-conforming use.

#### X. DISCONTINUANCE OF NON-CONFORMING USES

- (i) If a non-conforming use of land has remained discontinued continuously for a period of two years or more it shall be deemed to have terminated and the land shall be allowed to be reused or re-developed only according to the conforming use.



(ii) In a non-conforming use, if building is damaged to the extent of 50 percent or more of its reproduction value by fire, flood, explosion, earthquake, war riot or any other natural calamity, it shall be allowed to be re-developed only for conforming use.

#### XI. DENSITY SIZE AND DISTRIBUTION PLOTS.

(i) Every residential sector shall be developed to the sector density prescribed for it in the Drawing subject to a maximum of 20 per cent variation allowed on either side of the prescribed sector density.

(ii) In the case of residential colony allowed under Regulation XVI the colony density of the colony area shall not exceed the limits as laid down below:—

For area upto 100 hectares	....	150 p.p.h.
For area larger than 100 hectares	....	112 p.p.h.

#### XII. INDIVIDUAL SITES TO FORM PART OF APPROVED LAYOUT/ZONING PLANS:—

No permission for erection or re-erection of building on a plot shall be given unless:—

- (i) the plot forms a part of an approved colony or the plot is such for which relaxation has been granted as provided in Regulation XVI below.
- (ii) the plot is accessible through a road laid out and constructed upto the situation of the plot to the satisfaction of the Director.

#### XII (a) MINIMUM SIZE OF PLOTS FOR VARIOUS USES:—

(1) The minimum sizes of plots for various types of uses shall be as below:—

(i) Residential plots	..100 Sq. Mtrs.
(ii) Residential plots in subsidised industrial housing or slum dweller housing schemes approved by the Government	.. 40 Sq. Mtrs.
(iii) Shop-cum-Residential plot	..100 Sq. Mtrs
(iv) Shopping booth including covered corridor or pavement in front	.. 20 Sq. Mtrs.
(v) Light Industry plot	..800 Sq. Mtrs.
(vi) Local service industry plot	..200 Sq. Mtrs.
(vii) Medium Industry Plot	.. 0.8 hectares

(2) The minimum area under a group housing estate shall be 8.00 hectares and maximum area 20 hectares.

#### XIII. SITE COVERAGE AND HEIGHT OF BUILDINGS IN VARIOUS USES

Site coverage and height upto which buildings may be erected within independent residential and industrial plots shall be according to the provisions contained in part VII of the Rules. In the case of other categories, maximum site coverage and the floor area shall, subject to architectural control as may be imposed under Regulation XV, be as under:—

Type of use	Maximum coverage on ground floor	Maximum floor area ratio.
(i) Group Housing	33½ per cent.	150 per cent
(ii) Government Offices	25 per cent (including parking garages)	150 per cent
(iii) Commercial plots within Town centre	50 per cent if air conditioning is not done and 75 per cent if done	150 per cent
(iv) Commercial plots within neighbourhood shopping centres.	50 per cent	125 per cent
(v) Warehousing.	75 per cent	150 per cent

**XIV. BUILDING LINES IN FRONT SIDE AND REAR.**

This shall be provided in accordance with rules 51.52 and 53 contained in part-VII of the Rules.

**XV. ARCHITECTURAL CONTROL.**

Every building shall conform to architectural control wherever necessary or if any specified in the architectural control sheets prepared under rule 50.

**XVI. RELAXATION OF LAND USE WITHIN AGRICULTURAL ZONE.**

In case of any land in Agricultural Zone, Government may relax the provision of this Development plan as under:—

- (a) For use and development of the land into a residential or industrial colony, provided the colonizer has purchased the land for the said use and developed prior to the material date and the colonizer secures permission for this purpose as per rules.
- (b) For use of land as an individual industrial site (as distinct from an industrial colony) provided that:—
  - (i) the land was purchased prior to the material date.
  - (ii) the Government is satisfied that the need of the industry is such that it can not await alternative allotment in the proper zone.
  - (iii) the owner of the land undertakes to pay to the "Director" as determined by him the proportionate charges towards the development of this land as and when called upon by the Director in this behalf and during the interim period makes satisfactory arrangements for discharge of effluent.
  - (iv) the owner of the land secures permission for building as required under the rules.

**EXPLANATION:**

The word "purchase" in this regulation shall mean acquisition of full proprietary rights and no lesser title such as agreement to purchase, etc.

**XVII. PROVISION OF FARM HOUSES OUTSIDE ABADI DEH IN AGRICULTURAL ZONE.**

- (i) No farm houses shall be permitted within 1 Km. of the urbanisable limit of any urban settlement as determined in the Development/Master Plan.
- (ii) Farm houses shall be permitted on the farms having not less than 2 hectares of area.
- (iii) The plinth area limit for the farm houses shall be as under;—
 

For land from 2 to 2.4 hectares	..	150 square metres.
For every additional 0.4 hectares (with maximum of 300 square metres).	..	15 square metres.
- (iv) It shall be constructed single storeyed and its heights shall not exceed.
 

..	5 metres.
----	-----------
- (v) It shall be at least 15 metres away from the edge of the agricultural land on all sides provided that if land attached to the farm house abuts a road, the house shall be constructed with a minimum set-back from edge of the road as under:—
 

(a) Where the road is bye-pass to a scheduled road	..	100 metres
(b) Where the road is scheduled road	..	30/100 metres
(c) Any other road	..	15 metres.

**XVIII. RELAXATION OF DEVELOPMENT PLAN**

Government may in case of hardship or with a view to preserve any structure constructed before the material date, relax any of the provisions of the Dev. Plan on principles of equity and justice on payment of such Development charges and on such conditions as it may deem fit to impose.

## "APPENDIX 'A'"

## I—RESIDENTIAL ZONE

- (i) Residence.
- (ii) Boarding Houses.
- (iii) Social community, religious and recreational buildings.
- (iv) Public utility buildings.
- (v) Educational buildings and all types of schools and colleges where necessary.
- (vi) Health institutions.
- (vii) Cinemas.
- (viii) Retail shops and restaurants.
- (ix) Local services industries.
- (x) Petrol filling stations.
- (xi) Bus-Stops, Tonga, Taxi, Scooter, and Rickshaw stands.
- (xii) Nurseries and Green Houses.
- (xiii) Any other minor needs ancillary to residential use.

At required for the local needs of major use and at sites earmarked for them in the sector plan or in the approved layout plans of the colonies.

## II. COMMERCIAL ZONE

- (i) Retail Trade.
- (ii) Wholesale Trade.
- (iii) Warehouses and storages.
- (iv) Commercial Offices and Banks.
- (v) Restaurants, Hotels and transient Boarding Houses including public assistance institution providing residential accommodation like Dharamshalas, Tourist House etc.
- (vi) Cinema and other places of Public Assembly like theaters, clubs, dramatic clubs, etc. run on commercial basis.
- (vii) Professional Establishments.
- (viii) Residence on the first and higher floors.
- (ix) Local service industry.
- (x) Public Utility Buildings.
- (xi) Petrol filling station and service garages.
- (xii) Loading and unloading yards.
- (xiii) Parking spaces, bus-stops, taxi, tonga, and rickshaw stands.
- (xiv) Town Parks.
- (xv) Any other use which the Director, in public interest, may decide.

At required for the local needs of major use and at sites earmarked for them in the sector plan or in the approved layout plans of the colonies.

**III. INDUSTRIAL ZONE**

- (i) Light Industry.
- (ii) Medium Industry.
- (iii) Heavy Industry.
- (iv) Service Industry.
- (v) Warehouses and storages.
- (vi) Public utility, community buildings and retail shops.
- (vii) Parking, loading and un-loading areas.
- (viii) Truck stands, Bus stops, taxi, Tongas and Rickshaw stands.
- (xi) Petrol filling stations and service garages.
- (x) Any other use permitted by the Director.

At sites earmarked for them in the sector plan or in the approved layout plan of the colonies.

**IV. TRANSPORT AND COMMUNICATION ZONE.**

- (i) Railway Yards, Railway Station and siding.
- (ii) Transport Nagar, Roads and Transport Depots and parking areas.
- (iii) Dock Yard, jettys, piers.
- (iv) Airports and Air Stations.
- (v) Telegraph Offices, Telephones and telephone Exchange.
- (vi) Broadcasting Stations.
- (vii) Television Station.
- (viii) Agriculture, Horticulture and Nurseries at approved sites and periods.
- (ix) Petrol Filling Stations and services garages.
- (x) Parking spaces, Bus-stop/shelter, taxi, tonga stands.

At sites approved by the Director.

**V. PUBLIC UTILITY ZONE**

- (i) Water supply installations including treatment plants.
- (ii) Drainage and Sanitary installations including Disposal works.
- (iii) Electric power plants, sub-stations etc. and staff quarters at approved sites.
- (iv) Gas installations and gas works.

**VI. PUBLIC AND SEMI PUBLIC USES ZONE**

- (i) Government Offices, Government Administration Centres, Secretariates, District Offices, Law courts, Jails, Police Station, Governor's and Resident's residences.
- (ii) Educational Cultural and Religious Institutions.
- (iii) Medical and Health Institutions.

- (iv) Civic, Cultural and social Institutions like Theatres, Opera Houses etc. of a predominantly non-commercial nature.
- (v) Land belonging to defence.
- (vi) Any other use which Government in public interest may decide.

#### VII. OPEN SPACES

- (i) Sports grounds, stadium and play grounds.
- (ii) Parks and green belts.
- (iii) Cemeteries, Cremation grounds etc.
- (iv) Public utility Bldg.
- (v) Tourist resorts including restaurent etc.
- (vi) Any other recreational uses with the permission of the Director.

#### VIII. AGRICULTURAL ZONE

- (i) Agricultural, horticultural, dairy, poultry farming.
- (ii) Villages house within Abadi deh.
- (iii) Farm house outside Abadi deh subject to restrictions as laid down in zoning regulations. (XVII).
- (iv) Expansion of existing villages contiguous to abadi-deh if undertaken under a project approved or sponsored by the Central or State Government.
- (v) Milk Chilling Station and pasturization plants.
- (vi) Bus and Railway Stations.
- (vii) Air Ports with necessary buildings.
- (viii) Wireless Station.
- (ix) Godowns/storage spaces for Agricultural inputs and outputs as approved by the Director.
- (x) Weather Station.
- (xi) Land drainage and irrigation Hydro-electric, work, and tubewell for irrigation.
- (xii) Telephone and electric transmission lines and poles.
- (xiii) Mining and extraction operations including lime and brick-kilns, stones quarries and crushing subject to the rules and at approved sites.
- (xiv) Cremation and burial grounds.
- (xv) Petrol Filling Stations and garage services.
- (xvi) Hydro-electric/thermal sub-stations, transmission lines and poles.
- (xvii) Any other use which Government may in the public interest decide.

As approved by the Director.

A. K. SINHA,  
Commissioner & Secretary to Government, Haryana,  
Town and Country Planning Department.

# PANIPAT

EXISTING LAND USE PLAN FOR  
CONTROLLED AREA I AND ADDITIONAL  
CONTROLLED AREAS II AND III

## LEGEND

CONTROLLED AREA BOUNDARY PART I  
ADDL. CONTROLLED AREA BOUNDARY II  
ADDL. CONTROLLED AREA BOUNDARY III  
MUNICIPAL BOUNDARY  
RAILWAY LINES  
METALLED ROADS  
UNMETALLED PATHS  
ELECTRIC LINES  
CANAL / DISTRIBUTARY / DRAIN  
VILLAGES

- |          |  |  |
|----------|--|--|
| CODE NO. | SUB GROUP  |  |
| 100      | RESIDENTIAL  |  |
| 200      | COMMERCIAL   |  |
| 210      | RETAIL TRADE   |  |
| 220      | WHOLESALE TRADE  |  |
| 230      | WAREHOUSES AND STORAGE   |  |
| 250      | RESTAURANTS, HOTELS AND TRANSIENT BOARDING HOUSES INCLUDING PUBLIC ASSISTANCE INSTITUTIONS PROVIDING RESIDENTIAL ACCOMMODATION LIKE DHARMSHALA, TOURIST HOMES ETC. |  |
| 260      | CINEMA AND OTHER PLACES OF PUBLIC ASSEMBLY RUN ON A COMMERCIAL BASIS   |  |
| 300      | INDUSTRIAL   |  |
| 320      | LIGHT INDUSTRY   |  |
| 340      | HEAVY INDUSTRY   |  |
| 400      | TRANSPORT AND COMMUNICATIONS   |  |
| 410      | LAND BELONGING TO RAILWAY  |  |
| 420      | ROAD, TRANSPORT DEPOTS AND PARKING AREAS   |  |
| 460      | TELEGRAPH OFFICES, TELEPHONES AND TELEPHONE EXCHANGES ETC.   |  |
| 480      | PETROL PUMPS AND SERVICE GARAGES   |  |
| 500      | PUBLIC UTILITIES   |  |
| 520      | DRAINAGE AND SANITARY INSTALLATIONS INCLUDING DISPOSAL WORKS   |  |
| 530      | ELECTRIC POWER PLANTS, SUB STATIONS ETC.   |  |
| 600      | PUBLIC AND SEMIPUBLIC USES   |  |
| 610      | GOVT. ADMINISTRATIVE CENTRES SECRETARIATS DISTRICT OFFICES, LAW COURTS, JAILS AND POLICE STATIONS ETC.   |  |
| 620      | EDUCATIONAL, CULTURAL AND RELIGIOUS INSTITUTIONS   |  |
| 630      | MEDICAL AND HEALTH INSTITUTIONS  |  |
| 700      | OPEN SPACES  |  |
| 710      | SPORTS GROUNDS, STADIA, PLAYGROUNDS  |  |
| 720      | PARKS  |  |
| 730      | OTHER RECREATIONAL USES  |  |
| 740      | CEMETERIES, CREMATORIA ETC.  |  |
| 800      | AGRICULTURAL LAND  |  |
| 820      | ORCHARDS AND NURSERIES   |  |
| 880      | LAND UNDER WATER   |  |

1000M 500 0 1KM

SCALE 1:31680  
OR 1:2640  
(IN ORIGINAL DRAWING ONLY)



DRAWING NO: D.T.P. (K, 448/82) DATED: 28.8.82

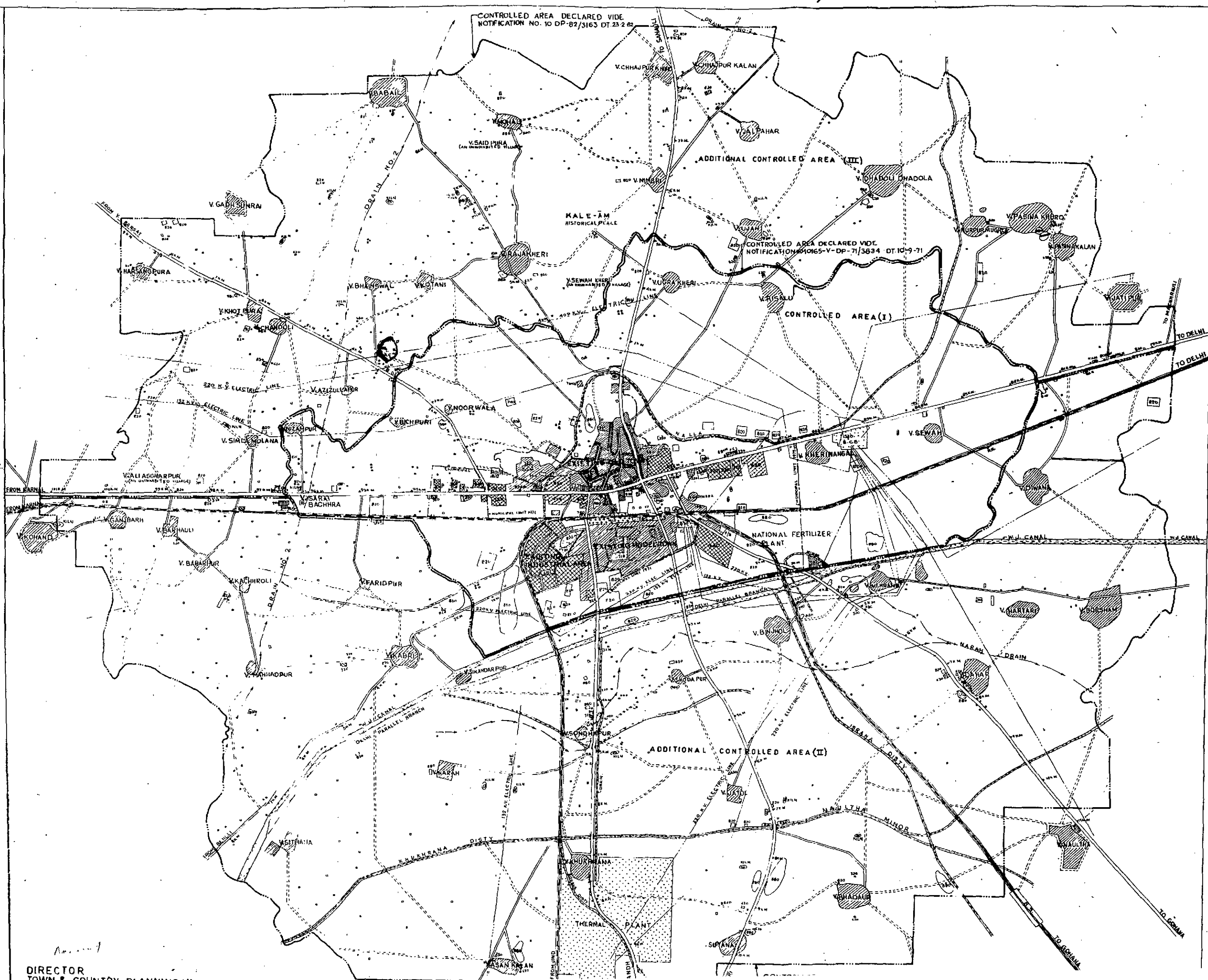
DRAWN BY: *High*  
PLANNING ASSISTANT. *sallant*

ASSISTANT TOWN PLANNER. *For*

DISTRICT TOWN PLANNER. *P.P.*

SENIOR TOWN PLANNER. *11/11/82*

CHIEF TOWN PLANNER. *11/11/82*



DIRECTOR  
TOWN & COUNTRY PLANNING

# PANIPAT

DRAFT DEVELOPMENT PLAN FOR  
CONTROLLED AREA I AND ADDITIONAL  
CONTROLLED AREAS II AND III  
DRAWING SHOWING LAND USE PROPOSALS

## LEGEND

EXISTING FEATURES  
CONTROLLED AREA BOUNDARY I.  
ADDL. CONTROLLED AREA BOUNDARY II.  
ADDL. CONTROLLED AREA BOUNDARY III.  
MUNICIPAL BOUNDARY  
RAILWAY LINES  
METALLED ROADS  
UNMETALLED PATHS  
ELECTRIC LINES  
CANAL / DISTRIBUTARY / DRAIN  
VILLAGES

## PROPOSALS

- |     |  |  |
|-----|--|--|
| 100 | RESIDENTIAL  |  |
| 200 | COMMERCIAL   |  |
| 210 | RETAIL TRADE   |  |
| 220 | WHOLESALE TRADE  |  |
| 240 | WAREHOUSES AND STORAGE                                       |  |
| 260 | TOURIST HOMES ETC.   |  |
| 300 | INDUSTRIAL   |  |
| 320 | LIGHT INDUSTRY   |  |
| 340 | HEAVY INDUSTRY   |  |
| 400 | TRANSPORT AND COMMUNICATIONS                                 |  |
| 410 | LAND BELONGING TO RAILWAYS                                   |  |
| 420 | ROAD TRANSPORT DEPOT AND PARKING AREAS                       |  |
| 500 | PUBLIC UTILITIES   |  |
| 520 | DRAINAGE AND SANITARY INSTALLATIONS INCLUDING DISPOSAL WORKS |  |
| 530 | ELECTRIC POWER PLANTS SUB STATIONS ETC.                      |  |
| 600 | PUBLIC AND SEMI PUBLIC USES                                  |  |
| 610 | GOVERNMENT ADMINISTRATIVE CENTRES DISTRICT OFFICES           |  |
| 620 | LAW COURTS AND POLICE STATIONS ETC.                          |  |
| 630 | EDUCATIONAL CULTURAL AND RELIGIOUS INSTITUTIONS              |  |
| 630 | MEDICAL AND HEALTH INSTITUTIONS                              |  |
| 700 | OPEN SPACES  |  |
| 710 | SPORTS GROUNDS STADIA AND PLAYGROUNDS                        |  |
| 720 | PARKS  |  |
| 750 | GREEN BELTS  |  |
| 800 | AGRICULTURAL LAND  |  |
| 840 | LAND UNDER WATER   |  |
|     | SECTOR NUMBERS   |  |
|     | SECTOR DENSITY P.P.H.  |  |

1:1680 1:2640

SCALE 1:31680  
OR 1:2640  
(IN ORIGINAL DRAWING ONLY)



DRAWING NO: D.T.P. (K) 449/82 DATED: 28-6-82.

DRAWN BY *H. Singh*  
PLANNING ASSISTANT *Sat Paul*  
ASSISTANT TOWN PLANNER *S. D. Singh*  
DISTRICT TOWN PLANNER *R. P. Singh*  
SENIOR TOWN PLANNER *S. K. Singh*  
CHIEF TOWN PLANNER *S. K. Singh*

DIRECTOR  
TOWN & COUNTRY PLANNING HR.

DEPT. OF T & C PLG. HARYANA

